

Total ▶ \$ 289,003.20
(Report also on Summary of Schedules)

Schedule F

FILED
UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF ILLINOIS
MAR 13 2006
KENNETH S. GARDNER, CLERK
PS REP. - SJ

05-61538

****Additional Unsecured Non Priority Creditor Ammended listing****

| Creditors Name | Codebtor | Account # | Mailing Address | Date Claim Incurred | Contingent | Unliquidated | Disputed | Amount of Claim | |
|-----------------------|----------|-----------|--------------------------------------------------|---------------------|------------|--------------|----------|-----------------|-------|
| ALEJANDRE, JUVENTINA | | | 1425 NORTH ASHLAND, CHICAGO, IL 60622 | Aug-03 | | | x | \$ 2,241.44 | wages |
| ALINPAUS, PAVLOS G. | | | 314 SOUTH OAKLAND, VILLA PARK, IL 60181 | Aug-03 | | | x | \$ 1,397.01 | wages |
| AMEZQUITA, ANIBAL E. | | | 5157 SOUTH HAMLIN, CHICAGO, IL 60632 | Aug-03 | | | x | \$ 129.29 | wages |
| AMEZQUITA, CESAR A. | | | 3339 WEST 57TH PLACE, CHICAGO, IL 60629 | Aug-03 | | | x | \$ 66.21 | wages |
| ANGEL-VALDILEZ, JESUS | | | 1019 CHESTNUT, WAUKEGAN, IL 60085 | Aug-03 | | | x | \$ 3,551.86 | wages |
| AVILA, JESUS | | | 2852 SOUTH KENNETH, CHICAGO, IL 60623 | Aug-03 | | | x | \$ 1,440.00 | wages |
| BOYER, TODD | | | 309 EAST WILLOW, ROUND LAKE PARK, IL 60073 | Aug-03 | | | x | \$ - | wages |
| COLON, PETER A. | | | 7626 BOLLENBACHER DRIVE, PICO RIVERA, CA 90660 | Aug-03 | | | x | \$ 798.20 | wages |
| CORDOBA, MARTHA | | | 1040 SOUTH YORK ROAD, APT. #1N, BENSENVILLE, IL | Aug-03 | | | x | \$ - | wages |
| FRY, CAROLYN ANN | | | 27750 SOUTHBIDGE CIRCLE, WESTLAKE, OH 44145 | Aug-03 | | | x | \$ 2,019.22 | wages |
| LOPEZ, JULIO C. | | | 2407 SOUTH SPAULDING, CHICAGO, IL 60623 | Aug-03 | | | x | \$ 293.84 | wages |
| MALLARI, RENATO L. | | | 4931 NORTH OAKLEY STREET, CHICAGO, IL 60625 | Aug-03 | | | x | \$ 1,249.76 | wages |
| NAMBO, RUFINA | | | 1040 SOUTH YORK ROAD, BENSENVILLE, IL 60106 | Aug-03 | | | x | \$ 624.00 | wages |
| NIETO, ANAMARIA | | | 2539 NORTH CENTRAL AVENUE, CHICAGO, IL 60639 | Aug-03 | | | x | \$ - | wages |
| OCON, RAMIRO | | | 2914 CARRIAGE LANE, WAUKEGAN, IL 60085 | Aug-03 | | | x | \$ 908.25 | wages |
| OLIVARES, CATALINA | | | 2656 NORTH DRAKE, CHICAGO, IL 60647 | Aug-03 | | | x | \$ 1,143.32 | wages |
| PALMA, NOLBERTO | | | 2377 S LEXINGTON DR APT #315, MT. PROSPECT, IL 6 | Aug-03 | | | x | \$ 1,411.51 | wages |
| PASKE, KERRI | | | 1475 REBECCA, #114, HOFFMAN ESTATES, IL 60194 | Aug-03 | | | x | \$ 1,287.07 | wages |
| RAVAL, SONA | | | 13111 EAKIN CREEK COURT, HUNTLEY, IL 60142 | Aug-03 | | | x | \$ 747.02 | wages |
| RODRIGUEZ, JUAN A | | | 3541 WEST LEMOYNE, CHICAGO, IL 60651 | Aug-03 | | | x | \$ 1,114.41 | wages |
| SCOPP, FERNANDO | | | 3925 WEST NORTH AVENUE, CHICAGO, IL 60647 | Aug-03 | | | x | \$ 1,000.00 | wages |
| SOTELO, RODIMIRO | | | 1040 SOUTH YORK ROAD, BENSENVILLE, IL 60106 | Aug-03 | | | x | \$ 1,162.50 | wages |
| WESTERMAYER, IDA M. | | | 90 EAST FREMONT AVENUE, DES PLAINES, IL 60016 | Aug-03 | | | x | \$ 1,505.42 | wages |

Sub Total \$24,090.35

MAR 13 2006

KENNETH S. GARDNER, CLERK
UNITED STATES BANKRUPTCY COURT
BY

MLS #: **05098762** Address: **822-36 S AUSTIN, OAK PARK, 60304**

Income Data

| Number of Apartments | # Rooms | # Bdrms | # Baths | Monthly | Annually |
|---------------------------------------|------------|------------------------------------------|----------|--------------------------------------|------------------|
| Type 1: 46 | 2-3 | 0 | 1 | | |
| Type 2: 13 | 4 | 1 | 1 | | |
| Type 3: 3 | 5 | 2 | 1 | | |
| Type 4: 0 | 0 | 0 | 0 | | |
| Type 5: 0 | 0 | 0 | 0 | | |
| Type 6: 0 | 0 | 0 | 0 | | |
| Type 7: 0 | 0 | 0 | 0 | | |
| Gross Rental Income: \$462,300 | | Effective Gross Income: \$464,494 | | Total Montly Income: \$39,905 | |
| | | | | Parking Income: | \$10,560 |
| | | | | Laundry Income: | \$6,000 |
| | | | | Miscellaneous Income: | |
| | | | | Total Annual Income: | \$478,860 |

Annual Operating Expenses

| | Amount | Source |
|---------------------------------------------|------------------------------------|----------------------------------------------|
| Real Estate Taxes: (Tax Year: 2004) | \$57,177 | Actual |
| Janitor | \$12,350 | Actual |
| Management | \$10,386 | Actual |
| Fuel | \$37,512 | Actual |
| Electric | \$3,166 | Actual |
| Water | \$9,000 | Actual |
| Scavenger | \$2,572 | Actual |
| Insurance | \$12,890 | Actual |
| Repairs-Decorating | \$8,200 | Combination |
| Association Fee | \$0 | Actual |
| Elevator | \$0 | Actual |
| Supplies | \$1,948 | Actual |
| Advertising | \$3,468 | Combination |
| Vacancy | \$14,366 | Combination |
| Other Expenses | \$24,481 | Combination |
| Expense Year: 2005 | Expense Source: Combination | Less Total Annual Expenses: \$183,150 |
| | Net Operating Year: 2005 | Net Operating Income: \$281,344 |
| | Cap Rate: 7.4 | Gross Rent Multiplier: 7.9% |

Remarks: **GEORGEOUS VINTAGE 62 UNIT. 12-2 RMS (390-423 SQ FT), 34- 3 RM (460-533 SQ FT), 13-1 BR (700 SQ FT), 3-2BRM (1000 SQ FT), 1/3 KITCHENS & ALL BATHS UPDATED. MANY APTS RE- WIRED. NEW COPPER H2O SUPPLIES,THERMO WINDOWS & CONCRETE BUYER MUST CONTINUE OAK PARK GRANT PROGRAM. ON-SITE JANITOR. OWNER ILL. LLC & BROKER. DON'T DISTURB TENANTS!**

Co-Operative Compensation: **2%**

Other Compensation:

Broker: **EARTH REALTY**

ID#: **8492**

Agent: **ALEXANDER BUTTNY**

ID#: **88819**

Co-Lister: **DENICE OTT 6305147149**

Agent E-mail: **alexanderbuttny@comcast.net**

Office URL:

Listing Type: **Exclusive Rights To Sell**

Special Comp. Info.: **Variable**

Listing Agent Owned/Interest: **N**

Office Phone: **7088483715**

Agent Phone #1: **(708) 445-2000**

Agent Phone #2:

MLS #: **05098762**

Status: **ACTV**

List Price: **\$3,800,000**

List Date Received: **04/26/2005**

LstMT/Mkt: **289 / 289**

Original List Price: **\$3,800,000**

Listing Date: **04/25/2005**

List Office #: **8492**

Sale Price:

Off Market Date:

List Agent #: **88819**

Rented Price:

Contract Date:

Sale Office #:

Financing: **0**

Closed Date:

Sale Agent #:

Points:

Status Date: **05/02/2005**

Update Date: **12/07/2005**

Expiration Date:

Copyright 2006 MLSNI - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL USE DUE DILIGENCE.

Prepared By: **M. FAISAL ELKHATIB - ERA United Realty 02/07/2006 02:04 PM**